Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1302-00167

# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130025106 DEEDWARR
Recvd: 03/28/13 09:12 2 pgs
Fees:13.00 Taxes:869.50
20130328-0030402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2013.

Notary Public

My commission expires: _____

VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Andrea P. Lucado | Legacy Texas Bank | |
| 453 2nd Ave. South | 707 East Arapaho #240 | 093-10-0-A-453.00 CO |
| Nashville, TN 37201 | Richardson, Tx 75081 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL G. SUMMERS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA P. LUCADO, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 453 on the Plan of Howell Park Condominiums of record in Plat Book 6250, Page 868, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Howell Park, a horizontal property regime established by Master Deed and By-Laws of record in Book 6918, page 411, said Register's Office.

Being the same property conveyed to Paul G. Summers by Deed from Felicia S. Carson of record at Instrument No. 20010430-0043236, Register's Office for Davidson County, Tennessee, dated April 25, 2001 and recorded on April 20, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 453 2nd Ave. South, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of March, 2013.

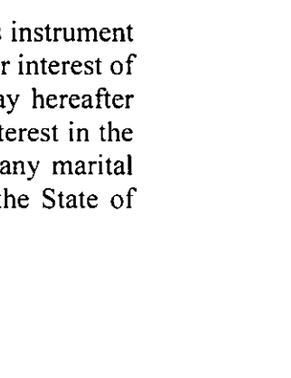
Paul G. Summers by Scott Evans a Attorney in Fact

**Paul G. Summers by Scott Evans**
**as Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2013, before me personally appeared Scott Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul G. Summers as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Paul G. Summers.

Witness my hand and seal this 26th day of March, 2013.




Notary Public

My Commission Expires: 9-9-2014

**D. Kim Summers**, spouse of Paul G. Summers, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

D. Kim Summers by Scott Evans a Attorney in Fact

**D. Kim Summers by Scott Evans**
**as Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2013, before me personally appeared Scott Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of D. Kim Summers as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of D. Kim Summers.

Witness my hand and seal this 26th day of March, 2013.




Notary Public

My Commission Expires: 9-9-2014